

Chapter 27.13

R-2 RESIDENTIAL DISTRICT

Sections:

27.13.010	Scope of Regulations.
27.13.020	Use Regulations.
27.13.030	Permitted Conditional Uses.
27.13.040	Permitted Special Uses.
27.13.050	Accessory Uses.
27.13.060	Parking Regulations.
27.13.070	Sign Regulations.
27.13.075	Grading and Land Disturbance Regulations.
27.13.080	Height and Area Regulations.
27.13.090	Neighborhood Design Standards.

This district is intended to provide a generally stable residential use in areas of the city that are largely developed. With a gross density of generally three to five dwelling units per acre, this district permits single- and two-family dwellings and supportive community services, such as parks, playgrounds, schools, libraries, and churches. It is intended that this district be limited to previously platted portions of the city already undergoing substantial development, thereby preserving existing low-density residential development.

27.13.010 Scope of Regulations.

The regulations set forth in this chapter, or set forth elsewhere in this title when referred to in this chapter, are the district regulations in the R-2 Residential District. (Ord. 12571 §101; May 8, 1979).

27.13.020 Use Regulations.

A building or premises shall be permitted to be used for the following purposes in the R-2 Residential District:

- (a) Single-family dwellings;
- (b) Two-family dwellings;
- (c) Parks, playgrounds, and community buildings owned or operated by a public agency;
- (d) Public libraries;
- (e) Public elementary and high schools, or private schools having a curriculum equivalent to a public elementary or public high school and having no facilities regularly used for housing or sleeping purposes. (Ord. 12571 §102; May 8, 1979).

27.13.030 Permitted Conditional Uses.

A building or premises may be used for the following purposes in the R-2 Residential District in conformance with the conditions prescribed herein:

- (a) Churches:
 - (1) Parking shall be in conformance with Chapter 27.67;
 - (2) The required front and side yards shall be landscaped in conformance with the standards adopted by resolution of the City Council;
 - (3) Required side and rear yards shall be fifteen feet or the same as the district, whichever is greater;
 - (4) Buildings shall not cover more than fifteen percent of the lot area.
- (b) Group homes:
 - (1) Group homes shall comply with all sign, height and area regulations of the district, and all provisions of the minimum standard housing ordinance. Parking shall be regulated in conformance with the provisions of Chapter 27.67.
 - (2) The distance between the proposed use and any existing group home measured from lot line to lot line is not less than one-half mile;
 - (3) Such use shall be permitted only so long as the facility continues to be validly licensed by the State of Nebraska.
- (c) Early childhood care facilities in churches:
 - (1) The parking and loading/unloading area for such facilities shall comply with the provisions of Chapter 27.67 of the Lincoln Municipal Code and the design standards for early childhood care facilities;
 - (2) Such facilities shall comply with all applicable state and local early childhood care requirements;
 - (3) Such facilities shall comply with all applicable building and life safety code requirements;
 - (4) Such facilities shall be fenced and have play areas that comply with the design standards for early childhood care facilities;
 - (5) Such facilities must receive a conditional use permit from the Department of Building and Safety.
- (d) Domestic shelter:
 - (1) Parking shall be in conformance with Chapter 27.67;
 - (2) The maximum number of residents occupying such a facility shall not exceed one person per 2,000 square feet of lot area;
 - (3) The distance between the proposed use of any existing domestic shelter measured from lot line to lot line shall not be less than one mile.
- (e) Early childhood care facilities with a maximum of fifteen children present at any time:
 - (1) The parking and loading/unloading area for such facilities shall comply with the provisions of Chapter 27.67 of the Lincoln Municipal Code and the design standards for early childhood care facilities;
 - (2) Such facilities shall comply with all applicable state and local early childhood care requirements;
 - (3) Such facilities shall comply with all applicable building and life safety code requirements;
 - (4) Such facilities shall be fenced and have play areas that comply with the design standards for early childhood care facilities;

(5) Such facilities shall be used as the permanent residence of the licensed child care provider;

(6) Such facilities with thirteen or more children must receive a conditional use permit from the Department of Building and Safety;

(7) Early childhood care facilities located in mobile homes shall have a severe weather emergency action plan approved by the Health Department. (Ord. 16854 §8; August 14, 1995: prior Ord. 15751 §4; October 15, 1990: Ord. 14071 §2; March 25, 1985: Ord. 13302 §2; February 1, 1982: Ord. 12571 §103; May 8, 1979).

27.13.040 Permitted Special Uses.

A building or premises may be used for the following purposes in the R-2 Residential District if a special permit for such use has been obtained in conformance with the requirements of Chapter 27.63:

- (a) Community unit plans in conformance with Chapter 27.65;
- (b) Private schools, other than those permitted under Section 27.13.020(e) above;
- (c) Health care facilities;
- (d) Dwellings for members of religious orders;
- (e) Mobile home courts;
- (f) Recreational facilities;
- (g) Church steeples, amateur radio antenna installations, towers, and ornamental spires which exceed the maximum district height;
- (h) Broadcast towers;
- (i) Certain parking lots as defined in Chapter 27.63;
- (j) Elderly or retirement housing;
- (k) Expansion of nonconforming uses;
- (l) Historic preservation;
- (m) Public utility purposes;
- (n) Wind energy conversion systems;
- (o) Mobile home subdivisions;
- (p) Housing and related facilities for the physically handicapped;
- (q) Outdoor seasonal sales;
- (r) Cemeteries;
- (s) Churches; increased lot coverage;
- (t) Domiciliary care facility;
- (u) Expansion of nonstandard single and two-family dwellings into required yards;
- (v) Early childhood care facilities with sixteen or more children, or with fifteen or fewer children not meeting the specified conditions for a permitted conditional use under Section 27.13.030.;
- (w) Neighborhood support services;
- (x) Clubs;
- (y) Connection of single-family dwelling to accessory building for the physically handicapped;
- (z) Garden centers;
- (aa) Adult care centers. (Ord. 17780 §1; December 18, 2000: prior Ord. 17482 §1; March 29, 1999: Ord. 16854 §9; August 14, 1995: Ord. 16820 §2; July 10, 1995: Ord. 16673 §6; September 26, 1994: Ord. 15763 §4; October 29, 1990: Ord. 15371 §2; December 18, 1989: Ord. 15368 §4; December 18, 1989: Ord. 14815 §2; January 4, 1988: Ord. 14780 §4; November 2, 1987: Ord. 14767

Table 27.13.080(a)						
	Lot Area (Sq. ft.)	Avg. Lot Width	Req'd Front Yard	Req'd Side Yard	Req'd Rear Yard	Height
Dwelling, single- family	6,000	50'	25'	5'	Smaller of 30'	35'
Dwelling, two-family	5,000 per family	40' per family*	25'	10', 0' if party wall	or 20%	35'
Other permitted uses	6,000	50'	25'	5'	of depth	35'

* See subparagraph (b)

(b) There shall be a required front yard on each street side of a double-frontage lot.

(c) There shall be a required front yard on each street side of a corner lot; provided, however, that the buildable width of a lot of record on November 2, 1953, need not be reduced to less than thirty-five feet except where necessary to provide a required side yard of not less than five feet in place of one of the required front yards.

(d) Accessory buildings which are attached to or not located more than six feet from the main structure shall be considered a part of the main structure and shall comply with the height, front, side, and rear yard requirements of the main building.

(i) Accessory buildings not a part of the main structure may be located in the required rear yard but such accessory buildings may not occupy more than forty percent of the required rear yard and shall not be closer than two feet to any side or rear lot line nor more than fifteen feet in height. Accessory buildings not a part of the main structure, if located not less than sixty feet from the front lot line, may extend into the required side yard though not closer than two feet to the side lot line. A garage which is entered from an alley shall not be located closer than ten feet to the alley line.

(ii) Accessory buildings or structures not a part of the main structure may be located in the required front yard on double-frontage lots where at least one frontage is along a major street, provided:

(1) Accessory buildings or structures shall not occupy any portion of any required front yard along the local street.

(2) Accessory buildings or structures shall not be closer than two feet to the side lot line, closer than two feet to the front lot line along the major street frontage, or be closer than two feet to an area specified as a building line district.

(3) Accessory buildings or structures, if located not less than sixty feet from the front lot line, may extend into the required side yard though not closer than two feet to the side lot line.

(4) Accessory buildings or structures shall not occupy any portion of the required front yard along any major street except when a landscape screen is located along any and all front lot lines of such lot adjacent any major street in conformance with the "Design Standards for Screening and Landscaping" adopted by the City of Lincoln.

(5) Direct vehicular access shall not be available from any major street along any major street frontage in the block.

(6) Accessory buildings and structures shall not occupy more than 100 square feet and 600 square feet, respectively, of the required front yard along the major street.

(7) Accessory buildings or structures shall not exceed fifteen feet in height and any accessory building or structure or portion thereof within twenty feet of the front lot line along the major street shall not exceed eight feet in height.

(e) If a lot or tract has less area or width or both less area and width than herein required and its boundary lines along their entire length abutted lands under other ownership on November 2, 1953, and have not since been changed, such parcel of land may be used for a single-family dwelling.

(f) In those locations in the R-2 Residential District where, on November 2, 1953, and continuing thereafter, forty percent or more of the frontage on the same side of a street between two street intersections is lawfully occupied by two or more buildings, consisting of two-family dwellings or two-family and multiple-family dwellings, two-family dwellings may be erected in conformance with the height, minimum lot requirements, and parking regulations of the R-4 Residential District.

(g) Multiple dwellings existing in this district on the effective date of this title shall be considered nonstandard uses in conformance with the provisions of Chapter 27.61.

(h) If two or more abutting lots existing on or before November 2, 1953, have an aggregate width of at least seventy-five feet, such lots may be used for a two-family dwelling, notwithstanding the average lot width requirements of subparagraph (a) of this section. (Ord. 15347 §2; November 13, 1989: prior Ord. 14447 §2; July 28, 1986: Ord. 13929 §2; August 27, 1984: Ord. 13509 §1; December 13, 1982: Ord. 13359 §2; April 26, 1982: Ord. 13350 §11; March 29, 1982: Ord. 12751 §2; November 5, 1979: Ord. 12657 §2; August 6, 1979: Ord. 12571 §108; May 8, 1979).

27.13.090 Neighborhood Design Standards.

Each application for a building permit for new construction of a principal building on property located within the Lincoln city limits as of December 31, 1949 shall comply with the neighborhood design standards. (Ord. 18305 §2; February 23, 2004).